

ENGLEWOOD

Commercial Real Estate Report

The quarterly real estate report presents a three-month snapshot of commercial real estate trends and transactions in Englewood and provides a comparison to Metro Denver and Arapahoe County.

3rd Quarter, 2017

OFFICE SPACE

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	128	5,231	1,147
Existing Square Feet	1,713,367	167,504,253	43,427,885
Vacancy Rates	6.8	11.2	10
Average Lease Rates	\$20.48	\$26.35	\$22.62
Number of Lease Deals	3	237	61
Leasing Activity Direct (SF)	7,051	798,352	211,601
Leasing Activity Sublet (SF)	0	5,215	4,066
Square Footage Delivered	0	0	0

RETAIL

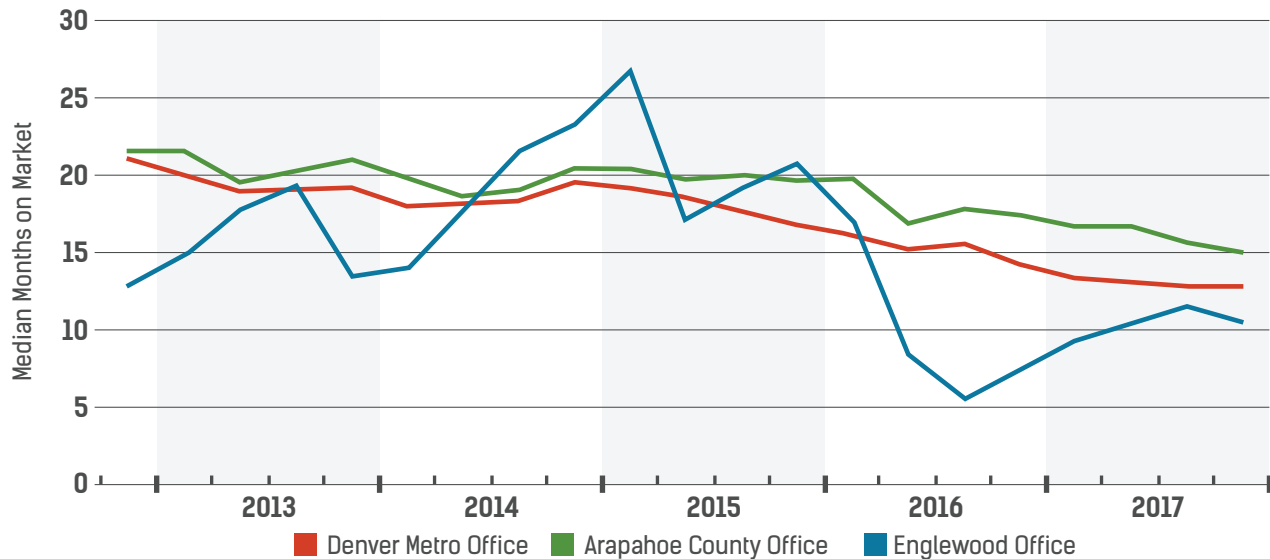
	Englewood	Denver Metro	Arapahoe County
Existing Buildings	328	11,022	2,269
Existing Square Feet	2,708,088	151,599,223	38,023,126
Vacancy Rates	2	11.2	10
Average Lease Rates	\$19.08	\$16.99	\$22.62
Number of Lease Deals	5	111	35
Leasing Activity Direct (SF)	8,576	316,320	316,320
Leasing Activity Sublet (SF)	0	0	0
Square Footage Delivered	0	81,261	0

INDUSTRIAL

	Englewood	Denver Metro	Arapahoe County
Existing Buildings	482	7,629	1,316
Existing Square Feet	7,914,450	233,810,774	29,010,949
Vacancy Rates	2.6	4.9	4.4
Average Lease Rates	\$8.83	\$8.08	\$10.04
Number of Lease Deals	5	64	19
Leasing Activity Direct (SF)	16,275	347,059	49,436
Leasing Activity Sublet (SF)	0	66,961	0
Square Footage Delivered	0	155,033	0

OFFICE SPACE: MONTHS ON MARKET

The timeframe for office space actively on the market decreased sharply from Q2 2014 to Q2 2016. The “Time on Market” in Englewood is approximately 10 months, and remains below the Denver Metro Area and Arapahoe County markets. With local office space vacancy rates tightening, the “Time on Market” decreased slightly in Q3 2017.



LEASE TRANSACTIONS

	Tenant	Address	Sq. Ft.
Office	Unknown	2910 S. Tejon	4,800
	PT	3333 S. Bannock St.	2,623
	Unknown	2700 S. Broadway	1,800
	Unknown	3333 S. Bannock St.	1,477
Retail	Homestars	701 W. Hampden	9,700
	Gemini Auto	4550 S. Broadway	5,050
	Unknown	5050 S. Federal	3,018
	LuLu's Furniture	3475 S. University	2,560
Industrial	Unknown	2000 W. Union Ave.	12,175
	Props Plus	2150 W. Yale	4,945
	Unknown	2630 S. Raritan Cir.	4,200
	Unknown	1985 West Iliff Ave.	4,000
	Homestars	701 W. Hampden	9,700

ECONOMIC DEVELOPMENT

1000 Englewood Pkwy, Englewood, CO 80110
303.762.2342 • commdev@englewoodgov.org

A searchable listing of available commercial real estate in Englewood is available at englewoodco.gov/doing-business



Data Source: CoStar Realty Information, Inc.